

**ZONING CHANGE PROPOSAL**  
**6516 & 6520 So. 1st Street, Austin, Texas 78745**

This is to respectfully request your consideration and assistance for a zoning change for the land lots located at 6516 and 6520 So. 1st Street, Austin, Texas 78745. Roberto J. Reyna, a resident of Austin, Texas, owns these properties. The request is to change the zoning from Limited Office (LO) use to Community Commercial GR (CC/GR). This change will permit the current business located at this address, Reyna Insurance Agency, to initiate an innovative new business concept in providing programs, sales and services that will greatly benefit the community of south Austin and Austin proper.

Reyna Insurance Agency has provided automobile insurance services in Austin since 1986 and at the 1st Street location since 1990. With his additional experience as a Texas Education Agency licensed driver training instructor and owner of Texas Driving School, Mr. Reyna has grown to understand the direct relation between driver education, the purchase of an automobile and the insuring of that vehicle by his clients. Mr. Reyna's goal is to now establish a one-stop, one-shop business for all these needs. A zoning change from LO to CC/GR is needed to permit and facilitate this venture at the 1st Street site.

This important zoning change would allow Texas Driving School (TDS) to offer much needed driver's license classroom training to adults. The schools would also provide Texas Department of Public Safety instruction permit services so clients could go on to complete behind-the-wheel training with licensed instructors. After receiving an unrestricted driver's license, clients would then have the opportunity to purchase quality, safe automobiles and auto insurance from the same trusted business. Each client would then receive additional in-car training with their automobile purchase to familiarize themselves with their new vehicle. All training would be available in English and Spanish and include classroom training for low level and nonreaders. All tuitions paid for training would also be applied toward the purchase of an automobile from the business.

While this new concept would provide a complete and all-inclusive service to Austin residents, there has been opposition to the zoning request by one member of the Far South Austin Community Association (FSACA). Opposition to ANY business involving auto sales has prevented the head of FSACA from seeing the larger benefits offered to the citizens in south Austin. Persons in need of a driver's license, driver training, an automobile and the required insurance could have all their needs met at one location and through one entity. The end result would be more better trained, licensed drivers and less uninsured automobiles on Austin streets.

While knowledgeable, safer drivers and traffic safety should be foremost on the minds of responsible zoning staff members, the chairperson of the Zoning and Platting Commission dismissed the almost 99% support from the residents of the immediate area. The heavy-handed tactics of the FSACA and the Commission should not ignore the views of south Austin citizens. We ask the Austin City Council for a fair and thorough review of our request. (Letters and signatures of support and approval are included for

your review. A video of the hearing supporting our complaint against the Commission is available.)

In conclusion, the serious ongoing financial crisis has placed huge burdens on all businesses and growth-related ventures, nationally and locally. This crisis has resulted in businesses reducing services, goods and wide-scale employee layoffs. This proposal and plan is an effort to stimulate business growth and ensure continued employment of the six current staff members of Reyna Insurance Agency and Texas Driving School. The granting of this zoning change not only help us retain our employees but will also helps us create additional job opportunities. Denial will ensure the loss of time, effort and monies already invested in this venture and jeopardize the status of these Austin family-owned businesses. We hope the Council continues its long-standing history of supporting local businesses and growth.

Submitted by:

Roberto J. Reyna  
President, R.I.T. Inc.  
6516 S. 1st Street  
Austin, Texas 78745  
January 8, 2009

CC: Susan Morrison, Attorney At Law

Enclosures: Twenty-three letters/statements of support  
Zoning & Platting Commission Hearing video\*, November 4, 2008  
(\*Advance to time-of-day: 6:37 P.M.)